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### 3-Story Apartment Hotel Will Be Erected on Park Avenue Block Front Between 48th and 49th Sts.

Close to \$11,000,000 will be involved in a thirteen-story apartment hotel to be erected just north of the Grand Central Station, the new building owned by the New York Central Railroad. It will be built on the block front on the east side of Park Avenue between forty-eighth and forty-ninth streets.

The 299 Park Avenue Company, Inc., syndicate incorporated by Major S. Silerton Weaver. The plot fronts 10.1 feet on Park Avenue and 150 feet on each side street. At the rear of the land the New York Central Railroad runs out a fly-out to a thoroughfare running from street to street, giving the plot four frontages. The plans for the improvement will be by Schultz & Weaver, architects, and the building is estimated to cost \$250,000, with every room having outside frontage. The George A. Heller Company will erect the building.

The lease is being arranged in three

the city's largest apartment, erected on a city block bounded by Madison and forty avenues, Forty-seventh and forty-eighth streets, on land also owned by the railroad. There are a number of big operations now going on

**Large Business Leases  
in Grand Central Section**

**Second and 21st Floor in Pershing Square Building Are Rented for Over \$800,000.**

Two leases have just been concluded for the Pershing Square Building being erected on the block front of Forty-second, Forty-first Street and Park Avenue. The building will be ready for occupancy May 1, 1923.

The United Cigar Stores leased the second floor of Forty-second Street and Park Avenue, 20,743 sq. ft. for ten years, at an aggregate rental of \$300,000. The American Dyewood Company, of 80 Maiden Lane, leased the twenty-first and twenty-second floors for ten years. This concern is one of the leading dyewood manufacturers in the country.

ers in the United States and is associated with the United Dyewood Company, Ltd., whose controls are in Chester, Pa., Mobile, Ala., Havre, France; Glasgow, Scotland, and extensive tracts of forest plants in Hayti and the West Indies. Part of this space will be occupied by the Tannin Corporation, dealing in the manufacture and distribution of tannin extracts. The aggregate rental for this lease is \$5,000. Hamilton, Iselin & Co. represented the United Dyewood Company in this transaction.

Albert B. Ashforth, Inc., leased office space at 365 Fifth Avenue to Matthew MacCarthy and Joseph M. Wilcox, dealing in the store and basement at 174

th Avenue to Louis Rubenstein.	Si
Cushman & Wakefield, Inc. leased	20
in 50 East Forty-second Street	20
Monson Rosenthal and to Allan	20
binson.	20
William A. White & Sons leased at	\$6
255 Park Avenue, a store to Morris	ar
ferman; at 353 Fifth Avenue, an	20
office to H. Vyth, of London; at 610	B
Madison Avenue, space to Robert Mac-	\$2
namah, and with William A. Pond	20
Leppis to Bertha Holley, two floors	20
at 150 East Fifty-first Street.	20
The Warranty Brokerage Corpora-	20
tion leased for two years to A. Wil-	20
son the half of the fourth floor	20
at 238 West Fifty-seventh Street for use	20
as a stock brokerage office, at a \$2000	20

The Hagstrom-Callen Company  
 leased space in the Simpson Building,  
 corner of Broadway and Sixty-seventh  
 street, to the American Food Control  
 system.

**Buyer Plans Apartment  
 for Lexington Av. Corner**

Will Be Erected on Former  
 Site of the Guilford Home,  
 at Forty-sixth Street

The Mandel-Ehrich Corporation has

passed through H. Reinheimer the northeast corner of Lexington Avenue and Forty-sixth Street, having a frontage of 100 feet on Lexington Avenue, and a depth of 150 feet on the south side of Forty-sixth Street.

On the western side of Lexington Avenue from Forty-fifth to Forty-sixth streets has been improved, under the Twenty-story office building, used by the New York Central Railroad Company as general offices. The block to the north, on the western side of the avenue, is occupied by the Grand Central Palace, which has been altered for office purposes.

The corner purchased was formerly

house was recently demolished by the city. The owners, who planned the erection of a 100-room hotel on the property, plans of which were prepared by Emery, architect. The Mandel-Ehrlich corporation is planning the erection of an apartment house, with small suites. Tentative plans have been prepared.

**Active Trading in Flats**  
**And Dwellings in Bronx**  
 William Prager resold to Dr. Lippman Simmons, of Brooklyn, 622 and 624 East 169th Street, fronting on McMeekin square, a five-story apartment, with 12.5 flats, having twenty families, at \$124,500, at \$75,000.

B. Bloch sold to Dr. A. Palermo for \$10,000. The property is owned by Denwood Realty Company (B. Benson, president) and Grand Central, a five-story apartment.

J. Clarence Davis, inc., sold for \$10,000 to J. M. Murphy to M. Aberbach 857 E. Main Street, a five-story apartment, No. 1221.

Otto J. Schwarzwiler sold to Giuseppe Prati the five-story apartment at 539 E. 541 Claremont Parkway.

The B. L. W. Construction Company sold the new apartment at 2076 Bryant Avenue, 80x100. The new owner is J. E. Falkner, who takes the property subject to a mortgage for \$82,500.

Louis Reu's real estate office, 100

ments, 75x100, at 2043 to 3045  
bster Avenue for the Purchase  
ment Company to a Mr. Quinley.  
Aaron Rochmes sold to Emma Fei-  
der the four-story house at 522 East  
5th Street, 25x100.

Max Badler sold to Megrdech  
the four-story house at 4573  
rk Avenue, northwest corner of 187th  
reet, 100x22.

Laura R. Kane sold to Elizabeth  
dy the two-story dwelling at 659  
erson Place, 17.5x80.

Junius J. Pittman sold to Frank

Cornelius G. Kolff has sold for \$100,000 the property of the late William N. Fisher, of Manhattan, plot 100, on Tremont Avenue, Castleton Corners, Staten Island, to the Kelsky Realty Corporation, who will erect a building on the property.

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